

Organizing for Community Development
May 2, 2008
Union Station, Worcester

Creating Opportunities for a Diverse Housing Supply



Connie Kruger, AICP
Massachusetts Housing Partnership



Massachusetts
Housing
Partnership

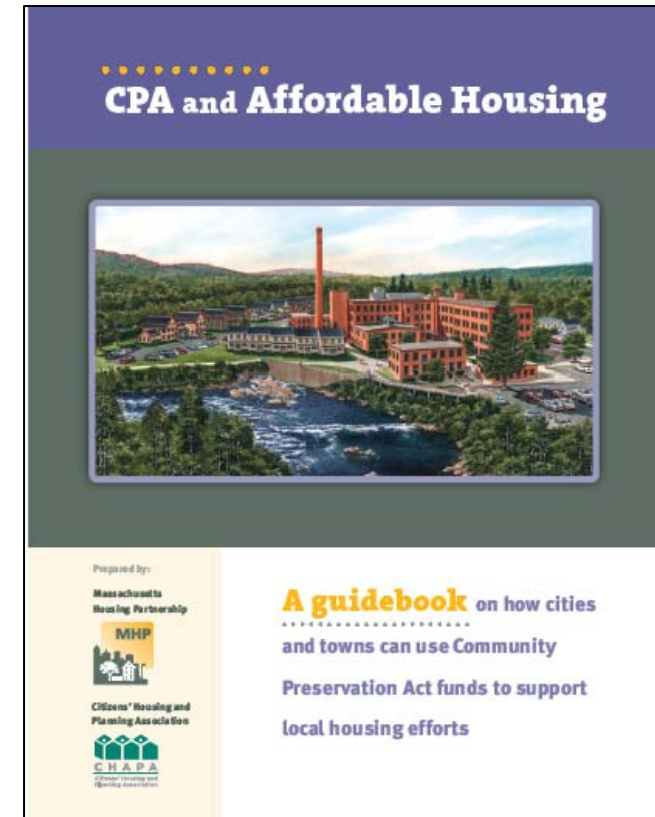
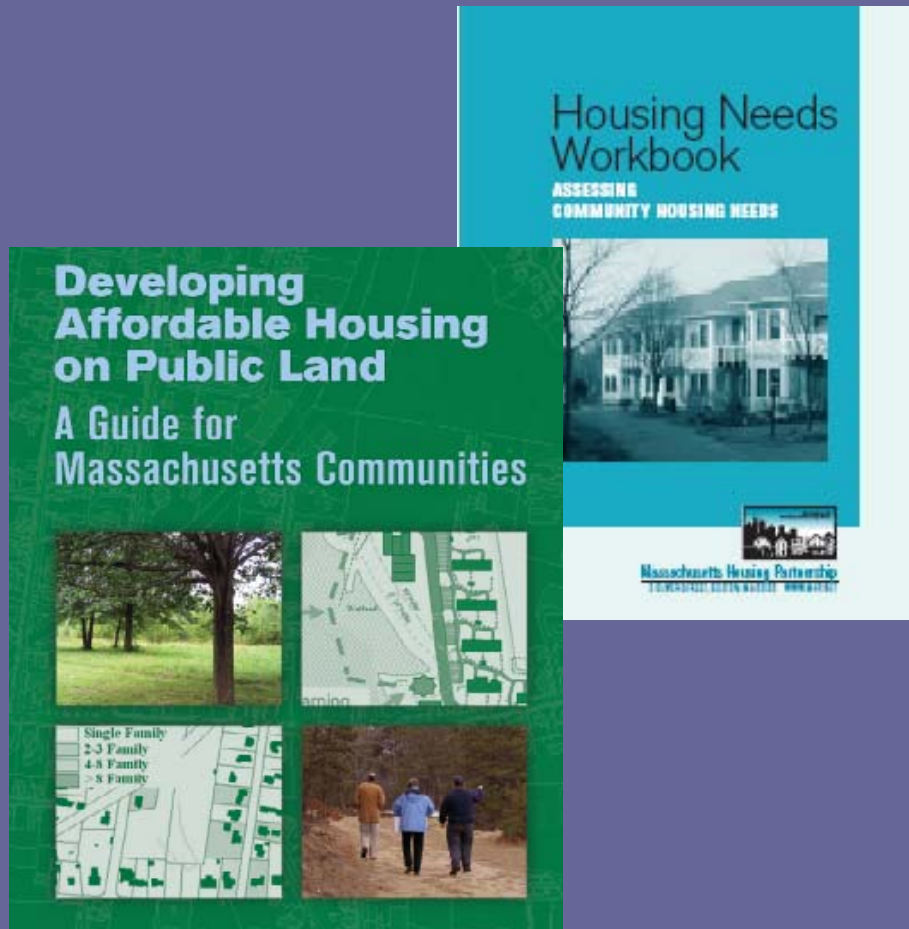
160 Federal Street
Boston, MA 02110
617-330-9955
www.mhp.net

What is MHP?

MHP is a quasi-public state agency that promotes the development and preservation of affordable housing through:

- **Technical Assistance** and education for communities that are trying to create affordable housing
 - Municipalities
 - Housing Authorities
- **Permanent Financing** for affordable rental developments
- **Subsidized Mortgages** for first-time homebuyers

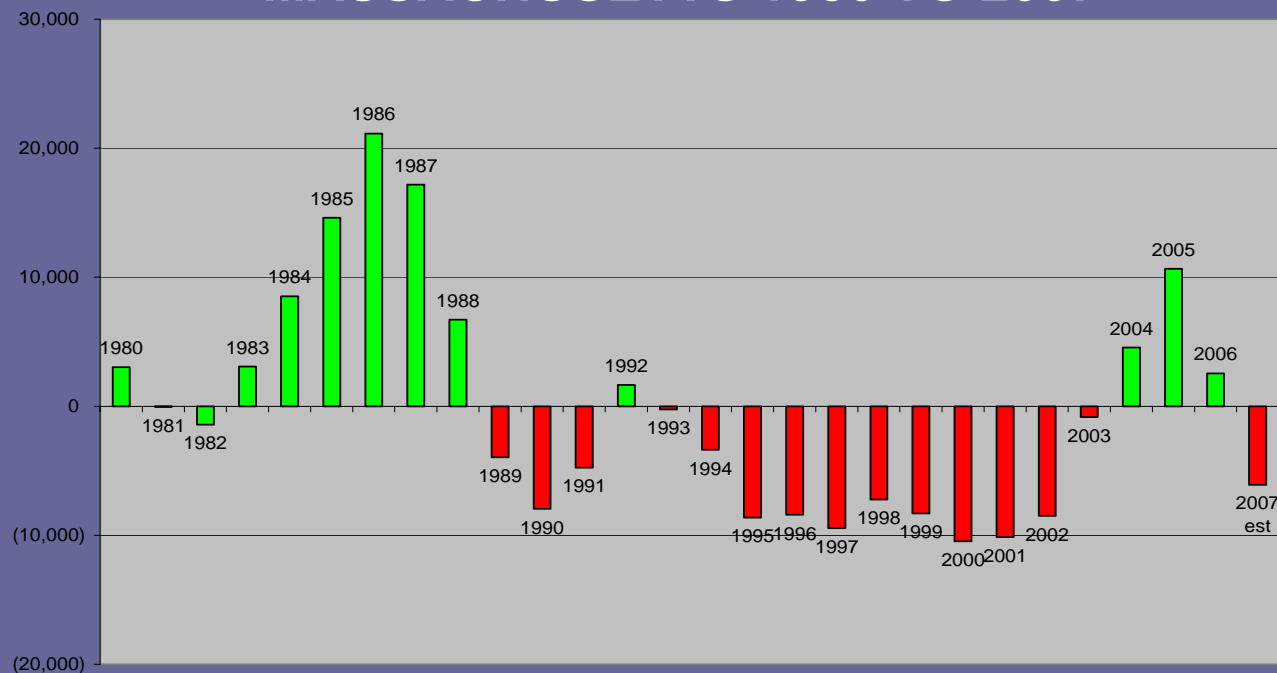
MHP Resources



www.mhp.net

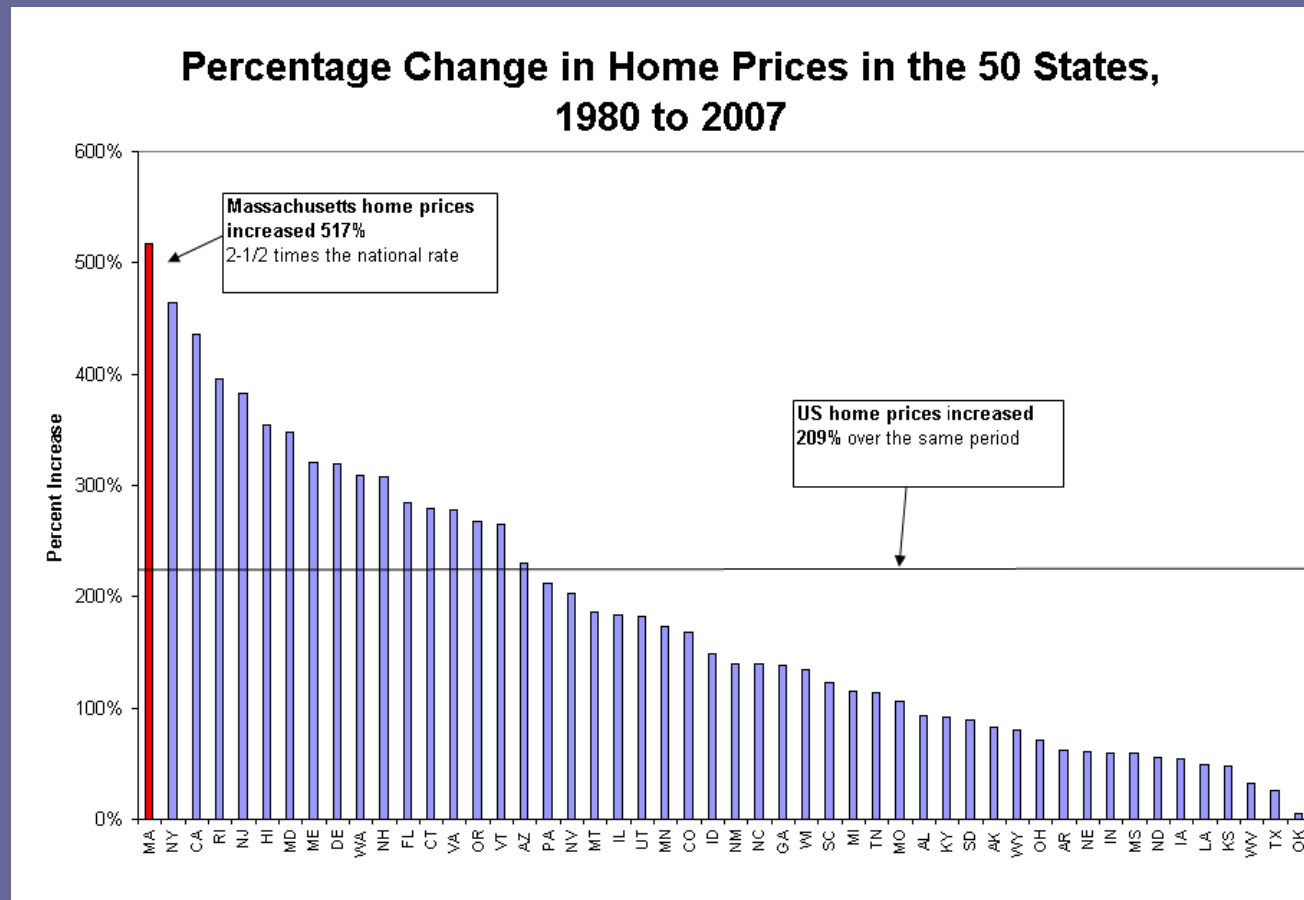
Housing Production In Massachusetts

RELATIONSHIP OF HOUSING PRODUCTION TO PROJECTED HOUSING DEMAND IN MASSACHUSETTS 1980 TO 2007*



Since the 1980s the rate of housing development in Massachusetts has fallen far below what's needed to support the state's economy and our per capital housing development rate has fallen to 46th of the 50 states.

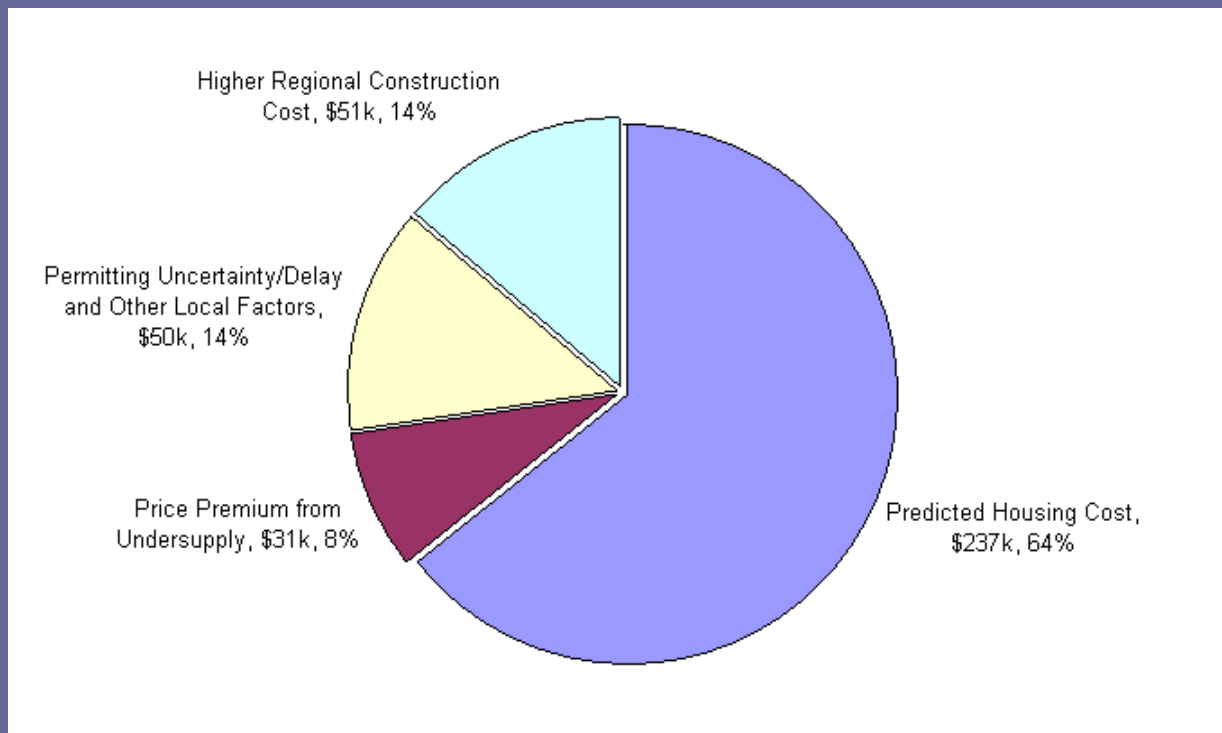
Relationship of Price to Production



This supply shortage has caused our housing prices to rise 2-1/2 times faster than the U.S. as a whole since 1980 – a larger increase than any other state.

Housing Price Factors

FACTORS THAT MAKE MASSACHUSETTS HOUSING PRICES



Land use regulation is the single greatest factor that limits housing supply and drives up housing costs in Massachusetts relative to other states.

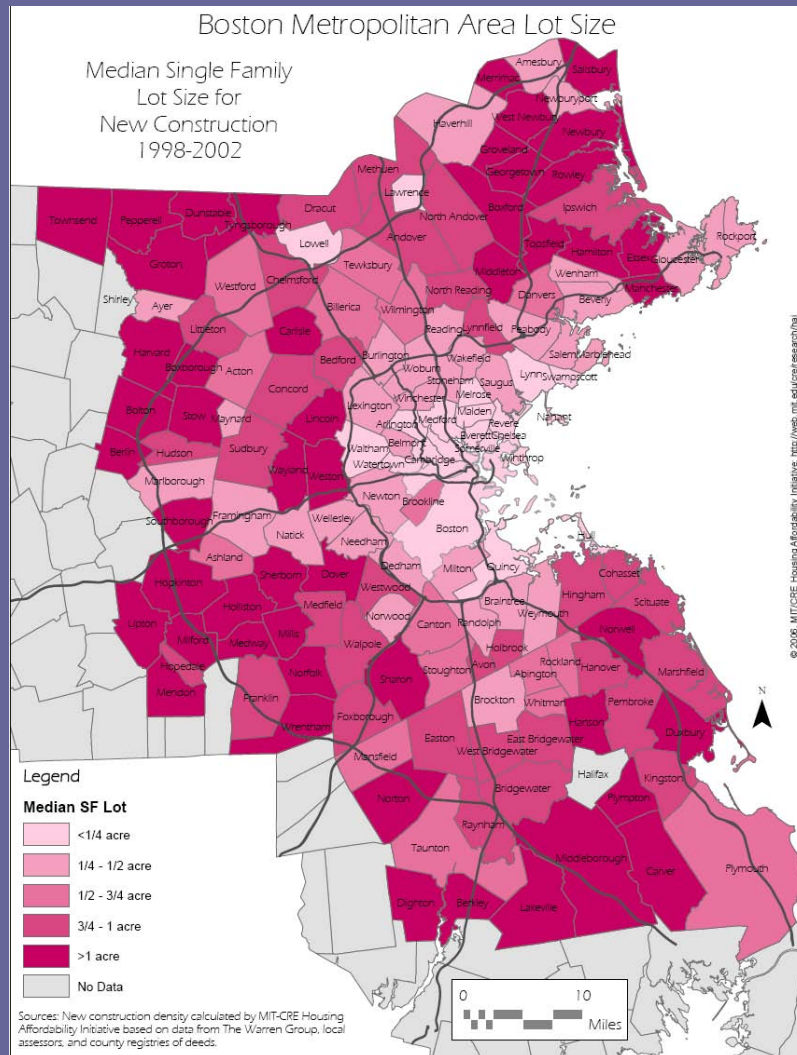
Current Land Consumption Pattern

Acting in their perceived self-interest, most towns require large building lots and impose other restrictions in order to limit growth and make housing development occur “someplace else”.



On average, more than an acre of land is now required for every new housing unit produced in eastern Massachusetts – the size of a football field.

More Land Less Housing



The vast majority of Massachusetts communities have “downzoned” and the amount of land required for each new housing unit is now triple what’s required in southern and western states.

Restrictive Zoning Limits Communities



Restrictive local zoning severely limits production of multifamily housing, such as attached homes, townhouses and apartments.

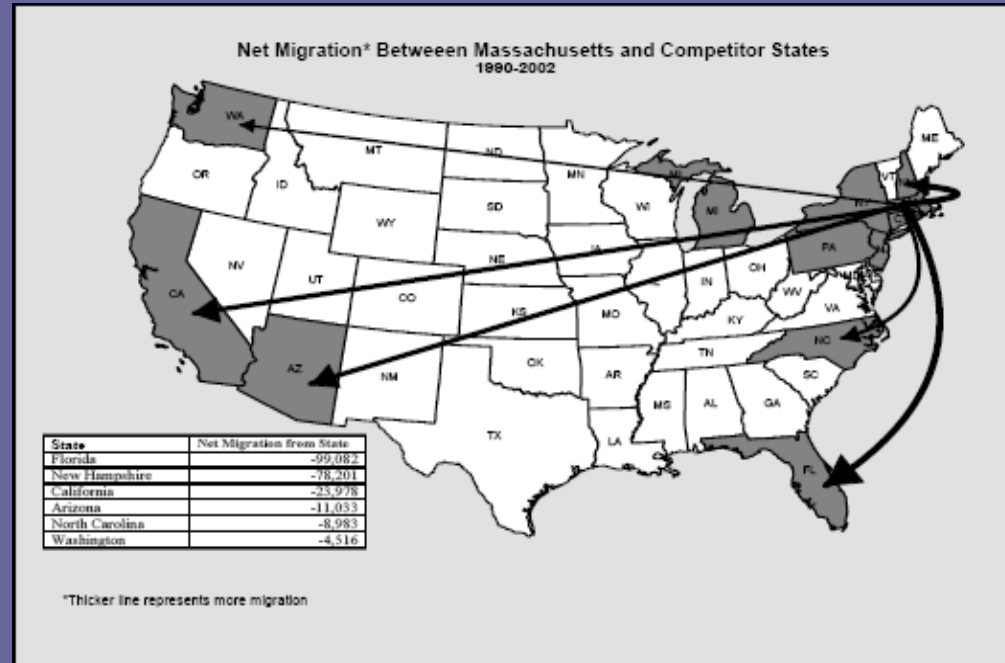


Three out of four communities outside of Route 128 did not issue any permits for multifamily housing of 5 or more units during a recent five-year period examined by MIT.

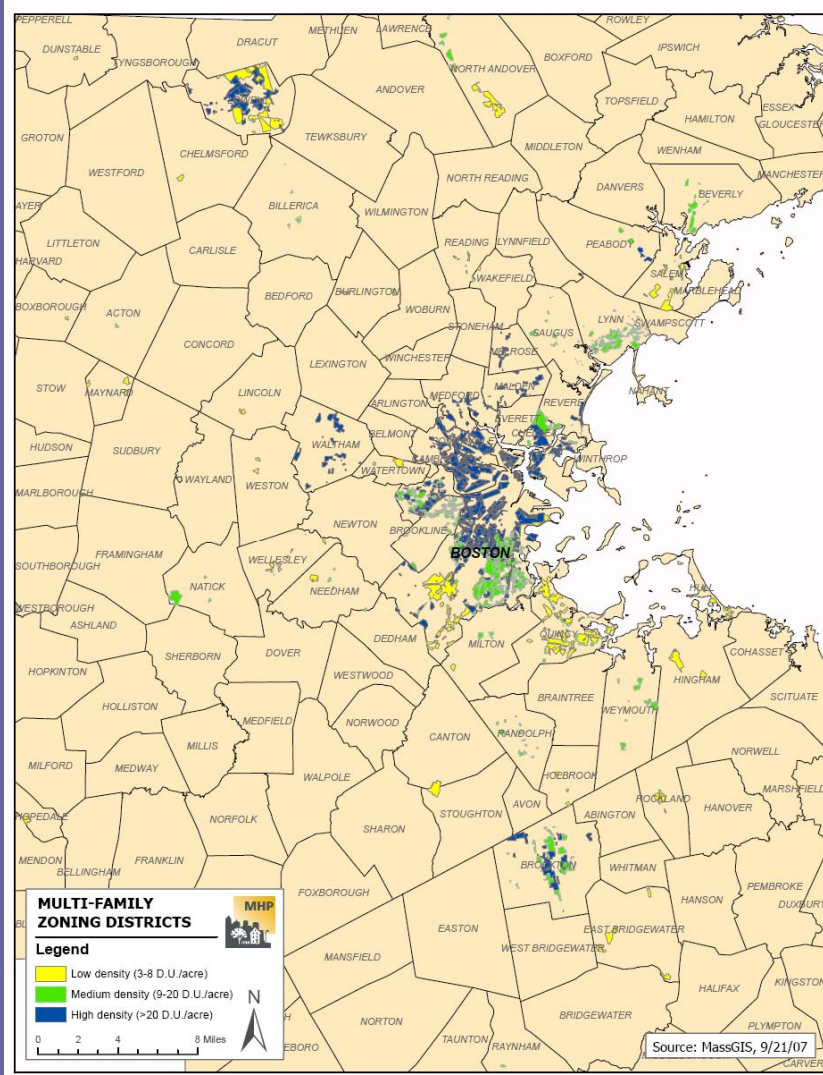
“The lack of affordable housing, especially in the eastern part of the state, is a major barrier to business growth and economic expansion”. (DHCD Consolidated Plan)

Population Loss Threatens Job Growth

The combination of high housing prices and insufficient housing supply has resulted in below-average job growth and a net loss of younger college educated workers to other states.



Seeking Solutions That Work



The percentage of cities and towns in eastern Massachusetts that allow multifamily housing development by right has dropped from 44% in 1972 to 17% in 2004. Less than 1-1/2% of the land area in the region is zoned for multifamily housing development by right.

The state's smart growth zoning laws (Chapters 40R & 40S) have the potential to increase the amount of land zoned for multifamily housing and higher-density single-family housing as-of-right, but have not yet had a significant impact on local development patterns.

Local Housing Solutions

- Analyze community needs & market
- Develop a plan that reflects your housing priorities
- Know the resources
- Encourage the kind of housing you want to locate where its suitable
 - zoning
 - municipal land
 - local resources
 - CPA
 - CDBG
 - Local Initiative Program
 - Other
 - land swaps
 - employer assisted housing

Range of Strategies

New Production

Neighborhood Revitalization

Foreclosure Prevention

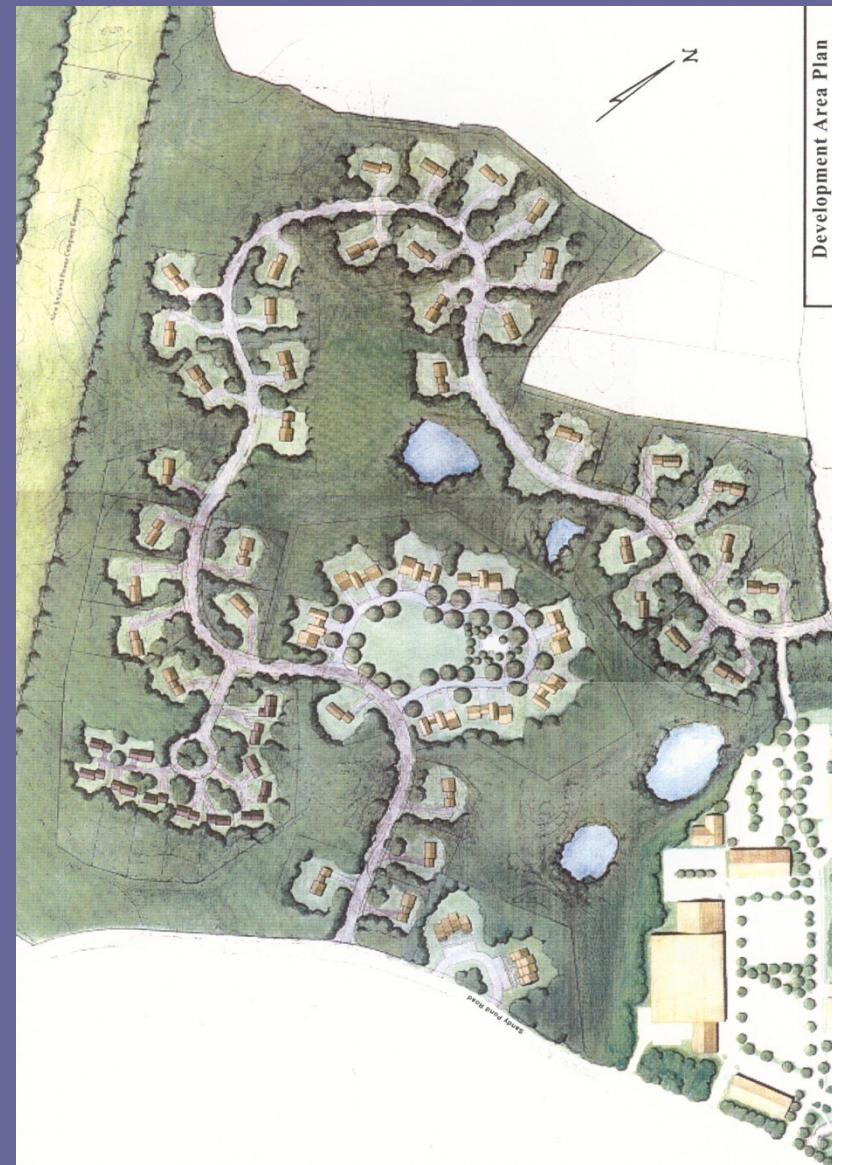
Adaptive Reuse

Infill Development

Reuse and Preservation

Mixed-use

Mixed-income



For a Range of Populations

Families

Seniors

Special Needs

Homeless

Other



Examples of Community
Supported
Affordable Housing



Bedford Patriot Place
10 unit 40B LIP



Westford– Stony Brook
Town site for school, recreation
fields, 15 units rental housing

Habitat for Humanity

Land donated by Amherst College
4 Homes over 4 Years
CPA Support





Groton
Sandy Pond Rd.
9 Rental units purchased
by the Groton Housing
Authority



www.mhp.net
Technical assistance for
communities

Contact:
Connie Kruger
ckruger@mhp.net
617.330.9944 ext. 281
413.253.7379 ext. 11